

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
June 12, 2018

The meeting was called to order at 6:00 p.m.

Roll Call: Present: Todd Creek, Dan McGowan; Jerry Dole Emily; Fisher-Gentry; John Fetherling; and Francis Smith
Absent:

Attendance: Ryan Marion, Building & Zoning Official; Blane White, Steam Hollow Brewery Court Reporter with Eunice Sachs & Associates.

Pledge of Allegiance – Chairman Smith

Chairman Smith read a Certificate of Appreciation that the Village Board presented to the family of Melvyn Marshall in honor of Mr. Marshall's years of service as a Plan Commission member. Mr. Marshall has stepped down from his position on the Plan Commission. An open house will be held at Melco on Friday, June 15th from 10:00 am to 2:00 pm. Mr. Marshall will be in attendance at the event.

Chairman Smith presented the minutes of November 14, 2017 and May 8, 2018, waived the reading and accepted them as presented with no corrections or deletions.

Chairman Smith opened the Public Hearing portion of the meeting.

PUBLIC HEARINGS:

PC-SUP 18-01 - A Public Hearing will be held to consider a request by Blane White as applicant and Robert Wagner as owner for a special use permit to open a brewery and tap room located at 450 South Spruce Street, Units B,C, & D, Manteno, IL. The current zoning for this address is I-1 Light Industrial. The Public Hearing was first held on May 8, 2018 but without a quorum the meeting continued to the next meeting.

The court reporter swore in Blane White, applicant for the special use permit. Mr. White is owner of the business, Steam Hollow Brewery. Mr. White gave a brief overview of his business plan. It will be a 10 barrel brewery/tap room. He plans on brewing a wide range of beers and has approximately 101 recipes to choose from. There will be no food served, but food trucks will be on hand at different times. He will brew 2-3 times per month. At this time he does supply some beers to other bar establishments.

Chairman Smith asked if the concerns from an adjacent business owner have been addressed. At the May 8th meeting an adjacent business owner, Mr. Leon Baine was concerned about odors coming into his business. Mr. Marion stated he had visited the site and with the configuration of the buildings there should not be a problem with odors.

Commissioner Fetherling asked how many people will be allowed. Mr. White stated that will depend on what is legally allowed. Commissioner Fetherling asked about unattended gas fires. Mr. White stated that the process involves steam, no direct fires. Commissioner Fetherling asked about parking. Mr. White stated that parking will be allowed in the front of the building and curb side parking in the back. Mr. White will be allowed to put one sign on the building and he can participate in the Village's Wayfinder program for off-site advertising. Commissioner Fetherling asked about the concrete floors and if they would be slippery when wet. Mr. White stated that the brew house that sells to Mr. White requires a non-slip surface due to the moisture that happens when brewing.

Mr. Marion stated that this plan has been approved by the Kankakee County Health Department. Commissioner Fetherling asked if Mr. White is required to serve food. Mr. White stated that if the business is a brew/pub, food is required or if a certain amount of barrels are produced or size of building than food is required. Mr. White stated that the business is below these thresholds so food will not be sold.

Mr. White returned the green cards showing proof that all neighbors were notified of the public hearing that was first scheduled for May 8th and then continued until tonight.

Commissioner Dole asked about hours of operation. Mr. White stated that the brewery would be closed on Monday, open on Tuesday – Thursday from 4:00 pm to midnight and then on Friday through Sunday will open earlier and stay open later in the evening. The final hours have not been decided.

The court report swore in, Deidra Ward, owner of the property (500 South Spruce) adjacent to the subject property. Ms. Ward is concerned that overflow parking will spill into her lot. She does have signs posted that parking is not allowed unless it is for her business.

Commissioner Fetherling asked Mr. Marion about the parking requirements. Mr. Marion stated that the building is already built so the parking is already stated for this structure. If this had been new construction than parking would have been reviewed. Ms. Ward was instructed to call the building department if parking issues become a problem.

There were no further comments from the public or from the commission.

Chairman Smith closed the Public Hearing portion of the meeting.

MOTION: A motion by McGowan, seconded by Dole, to approve Plan Recommendation 18-01, a Recommendation approving a Special Use Permit from Title 9, Zoning, Chapter 9, Light Industrial District, Article 9-9A-4, Special Uses Permitted, in the I-1 Light Industrial District, for the property known as 450 S. Spruce Street Unit, B, C, D, Manteno, Illinois and forward the recommendation to the Village Board for their approval. Motion approved 6-0.

MOTION: A motion by Fetherling, seconded by Dole, to adjourn the meeting at 6:22 p.m.
Voice vote: all ayes.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk